145.0	0004	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,800 /	674,800
					USE VALUE:	674,800 /	674,800
					ASSESSED:	674,800 /	674,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
184		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAU KIN L/DONNA W	
Owner 2:		
Owner 3:		
Street 1:	184 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	COLEY JOHN D & REBEKAH L -
Owner 2:	-
Street 1:	184 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Clapboard Exterior and 1965 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4450.000	232,000		442,800	674,800
Total Card	0.102	232,000		442,800	674,800
Total Parcel	0.102	232,000		442,800	674,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.44 | /Parcel: 343.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	95113
GIS Ref	
GIS Ref	
Insp Date	01/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0004-0014.0

!11340!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,000	0	4,450.	442,800	674,800	674,800	Year End Roll	12/18/2019
2019	101	FV	192,900	0	4,450.	415,100	608,000	608,000	Year End Roll	1/3/2019
2018	101	FV	205,400	0	4,450.	343,200	548,600	548,600	Year End Roll	12/20/2017
2017	101	FV	205,400	0	4,450.	315,500	520,900	520,900	Year End Roll	1/3/2017
2016	101	FV	205,400	0	4,450.	287,800	493,200	493,200	Year End	1/4/2016
2015	101	FV	192,200	0	4,450.	282,300	474,500	474,500	Year End Roll	12/11/2014
2014	101	FV	192,200	0	4,450.	262,400	454,600	454,600	Year End Roll	12/16/2013
2013	101	FV	192,200	0	4,450.	249,600	441,800	441,800		12/13/2012

PRINT

Date	Time
12/11/20	01:31:21

LAST REV

Date	Time
03/17/20	11:31:30
danam	
11340	

USER DEFINED

Prior Id # 1:	95113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLEY JOHN D &	37996-532		2/20/2003		393,250	No	No		
FELICE LISA A	28829-270		7/13/1998		240,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2020	87	Inter Fi	20,000	O				
12/13/2016	1533	Wood Dec		C				repair deck
11/14/2014	1557	New Wind	3,000					Replace two front
4/25/2012	525	Shed	3,800					
11/12/1992	591	Manual	1,600					SILL REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2018			
1/26/2018	Inspected	PH	Patrick H
12/16/2017	MEAS&NOTICE	HS	Hanne S
1/30/2009	Measured	336	PATRIOT
5/14/2003	MLS	MM	Mary M
11/17/1999	Meas/Inspect	268	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

Total AC/HA: 0.10216 | Total SF/SM: 4450 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 442,800 | Spl Credit | Total: 442,800

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34813833
Const Adj.:	1.00800002
Adj $ / SQ:	142.687
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	336226
Depreciation:	104230
Depreciated Total:	231996

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

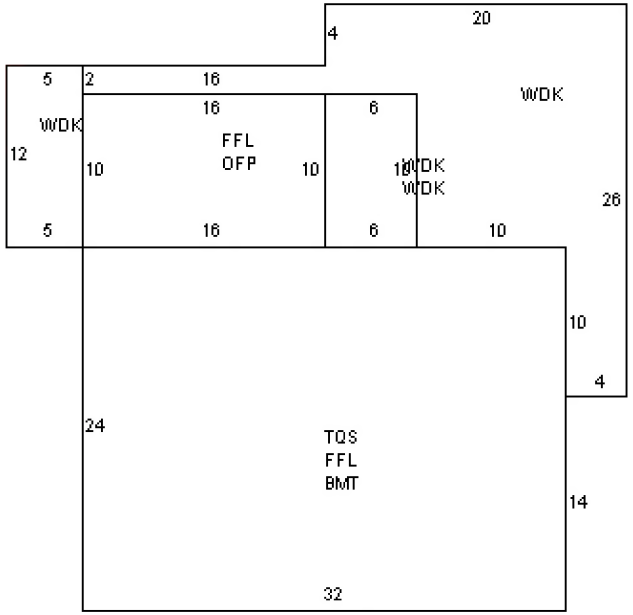
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	142.69
Special Features:	0	Val/Su Net:	78.80
Final Total:	232000	Val/Su SzAd	154.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	142.690	132,413
BMT	Basement	768	59.500	45,696
TQS	3/4 Story	576	142.690	82,188
WDK	Deck	512	8.020	4,105
OFP	Open Porch	160	27.030	4,324

Net Sketched Area:	2,944	Total:	268,726
Size Ad	1504	Gross Are	3136	FinArea	1965
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0004-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X16	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc